This instrument prepared by:
Donald R.O'Guin Sr.
2622 Lebanon Road
Donelson, Tennessee 37214

WARRANTY DEED

BOOK 5340 PAGE 527

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, Sr.	American Mortgage Company	Map 83-6
(NAME)	(NAME)	
2204 Lebanon Road	2622 Lebanon Road	Par 382
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tennessee 37214	Donelson, Tennessee 37214	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00
Ten and 00/100 ----------
Dollars,

Cash paid by Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantees of a note secured by a deed of trust of record in Book 4778, page 784, Register's Office for Davidson County, Tenneessee.

We, Vernon Williams, and wife, Dorothy Virginia Williams,

have this day bargained and sold, and do hereby transfer and convey unto the said Donald R. O'Guin, Sr. and wife Catherine Regenia O'Guin their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the east 20.5 feet of Lot No. 8 and the west 19.5 feet of Lot No. 7 on the Plan of McEwen Place, of record in Book 332, page 133, Register's Office for said County.

Said parts of said lots adjoin and front together 40 feet on the south side of Eastland Avenue and run back 137.6 feet on the east line and 138 feet on the west line to an alley in the rear measuring 40 feet thereon.

Being the same property conveyed to Vernon Williams and wife, Dorothy Virginia Williams by deed from Donald R. O'Guin Sr. and wife, Catherine Regenia O'Guin, of record Book 5088, page 687, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,355.00

Subscribed and sworn to before me, this the 28th day of August, 19 78

Affiant: Donald R. O'Guin Sr.

My commission expires: 9-6-81 (Affix Seal)

Notary Public: D M Floyd

This is unimproved ( ) improved (X) property, known as 1920 Eastland Avenue (House Number) (Street) Nashville, Tennessee 37206 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Vernon Brown Williams and wife, Dorothy Virginia Williams their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

we *further covenant and bind* ourselfs *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald R. O'Guin, Sr. and wife, Catherine Regenia O'Guin their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 21st *day of* August, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vernon Williams

Dorothy Williams

BOOK 5340 PAGE 528

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles M. Flyod, *a Notary Public in and for said County and State,* Davidson, Tennessee

Vernon Brown Williams and wife, Dorothy Virginia Williams

the within named bargainor S., with whom I am personally acquainted, and who acknowledged that we *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 28th *day of* August, *19*78

C. M. Floyd
Notary Public

Commission expires 9-6-81

NOTARY PUBLIC
C. M. FLOYD
MY COMMISSION EXPIRES SEP. 6, 1981
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

SEP 20 78	CONV	12,355.00				
SEP 20 78	S'TAX		B*	32.24		
SEP 20 78	PR'FEE		B*	.50		
SEP 20 78	W'DEED		B*	4.00	*	36.74

WARRANTY DEED

FROM

TO

E 8 9 8 2 4

IDENTIF. REFERENCE

SEP 20 3 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238